

RENTON CITY COUNCIL
Regular Meeting

June 12, 2006
Monday, 7 p.m.

Council Chambers
Renton City Hall

MINUTES

CALL TO ORDER

Mayor Kathy Keolker called the meeting of the Renton City Council to order and led the Pledge of Allegiance to the flag.

**ROLL CALL OF
COUNCILMEMBERS**

RANDY CORMAN, Council President; DON PERSSON; MARCIE PALMER; TERRI BRIERE; DENIS LAW; DAN CLAWSON; TONI NELSON.

**CITY STAFF IN
ATTENDANCE**

KATHY KEOLKER, Mayor; JAY COVINGTON, Chief Administrative Officer; LAWRENCE J. WARREN, City Attorney; BONNIE WALTON, City Clerk; GREGG ZIMMERMAN, Planning/Building/Public Works Administrator; TERRY HIGASHIYAMA, Community Services Administrator; ELIZABETH P. STEWART, Museum Supervisor; ALEX PIETSCH, Economic Development Administrator; BEN WOLTERS, Economic Development Director; LINDA HERZOG, Interim Assistant to CAO; COMMANDER CHARLES MARSALISI, Police Department.

SPECIAL PRESENTATION
Community Event: Farmers
Market Kick-Off

Tracy Bier, part-time manager of the Renton Farmers Market, reported that the market opened last Tuesday, and runs every Tuesday, from 3 to 7 p.m., through September 19. She indicated that the market's primary mission is to offer fresh, healthy food raised by Washington growers. Mr. Bier explained that many factors contribute to the market's uniqueness, including the downtown Piazza Park location; the shoppers, vendors, and volunteers; the live music and dance; and the local culinary expert demonstrations. In conclusion, she stated that the market is the result of the cumulative effort of community groups working in close communication and cooperation with the City of Renton and the Greater Renton Chamber of Commerce.

**ADMINISTRATIVE
REPORT**

Chief Administrative Officer Jay Covington reviewed a written administrative report summarizing the City's recent progress towards goals and work programs adopted as part of its business plan for 2006 and beyond. Items noted included:

- * Dogs of all sizes will be flying high at the Alpo Canine Frisbee Championships on June 17 at Cedar River Park.
- * Spring softball leagues are currently underway in Renton, with 98 teams participating.

Community Services:
Museum, New Supervisor
(Elizabeth P Stewart)

Mr. Covington introduced Elizabeth P. Stewart, the new Renton History Museum Supervisor. He reviewed her qualifications, noting that her last position was as Research Historian for the state-operated Banneker-Douglass Museum in Maryland. Ms. Stewart stated that the City of Renton and the Renton Historical Society has created a great museum through their partnership, and she is pleased to be a part of that effort.

AUDIENCE COMMENT
Citizen Comment: Buck - The
Landing Project, Expenditure
of Public Funds

Peter L. Buck, 2025 1st Ave., Suite 500, Seattle, 98121, indicated that he is an attorney on behalf of the Alliance for the South End, a Washington non-profit corporation with citizens in the City of Renton. He spoke on the topic of the disclosure of City documents relating to the The Landing project, expressing concern regarding the alleged hiding, delay, and possible proprietary status of the documents he has requested pertaining to the potential \$18.5 million expenditure of City funds for infrastructure improvements. Additionally, Mr.

Buck stated that the City documents he has obtained reference a structured parking facility as part of The Landing project, and he questioned whether the developer or the City is going to pay for that facility.

Citizen Comment: Petersen -
Mayor's 2006 State of the City
Address, Highlands Area

Inez Somerville Petersen, Secretary of the Highlands Community Association, PO Box 1295, Renton, 98057, expressed concerns stemming from statements in the Mayor's 2006 State of the City address pertaining to the Highlands neighborhood. She questioned the location of the duplexes with cinder block foundations, the condition of the City-maintained alleys and sidewalks, the amount of rent charged by absentee landlords, the accuracy of the crime statistics, and the way land areas will be assembled for new housing projects.

Citizen Comment: Taylor -
The Landing Project

Bill Taylor, Greater Renton Chamber of Commerce President/CEO, 300 Rainier Ave. N., Renton, 98055, indicated that some of the appeals filed regarding The Landing project appear to lead back to a company called Westfield, a conglomerate that owns shopping centers. He noted that one appellant, the non-profit Alliance for the South End, was incorporated the same day the appeal was filed. Mr. Taylor stated that he conducted research on Westfield, and cited examples that seem to reveal a pattern the company follows as to how it contends with competing shopping centers, which includes legal actions and the alleged formation of community action groups.

MOVED BY CLAWSON, SECONDED BY CORMAN, COUNCIL ALLOW THE SPEAKER ADDITIONAL TIME. CARRIED.

Continuing, Mr. Taylor pointed out that The Landing project may be facing similar competitive tactics from Westfield. Emphasizing that the project is a critical element in the City's economic development vision and has strong community support, he encouraged the City to continue to move ahead with the project.

Citizen Comment: Maxwell -
The Landing Project

Marcie Maxwell, PO Box 2048, Renton, 98056, commented on The Landing project on behalf of the Kennydale Neighborhood Association. She stated that the association is eager to have the convenience of new shopping, dining, and entertainment options within a short distance from the neighborhood. Ms. Maxwell pointed out that the growing area population will support these options. Commending the efforts of the City's business and government leaders to nurture local shopping, dining, and entertainment choices for Renton, she noted that this project will increase the commercial tax base, which in turn, helps with the residential tax rates. Ms. Maxwell indicated that the association urges the City to commit to the necessary infrastructure improvements for The Landing project.

Citizen Comment: McOmber -
Highlands Area
Redevelopment

Howard McOmber, 475 Olympia Ave. NE, Renton, 98056, reported that six houses in the Highlands area have recently been painted, and efforts are being made to improve the appearance of the area. He indicated that many residents want zoning improvements, and want to be able to sell their property for development purposes. Mr. McOmber said people should be able to do what they want with their property, and he stressed the importance of property rights and freedoms. He expressed his objection to the taking of property by eminent domain to give to another party for profit.

Citizen Comment: McCammon
- Benson Hill Communities
Progress Group

David McCammon, 17221 125th Ave. SE, Renton, 98058, stated that he is a member of the recently formed citizens group known as the Benson Hill Communities Progress Group (BHCPG). He explained that the group is working on the future annexation to the City of Renton of the Benson Hill

Communities area, which is located between the City and the proposed City of Fairwood, north of the City of Kent's Potential Annexation Area. Mr. McCammon indicated that any assistance from the City towards this effort is appreciated, and he asked that the name Benson Hill Communities be used when referring to this area.

Citizen Comment: Larson-Kinzer - Comprehensive Plan Amendment, Kenndale Blueberry Farm

Sue Larson-Kinzer, 1733 NE 20th St., Renton, 98056, stated her need to speak at this forum in order to correct the vast amount of misinformation that is circulating since she filed for a zoning change (to Residential Single Family with R-8 zoning) for her property, which is known as the Kenndale Blueberry Farm. She explained that the definition of Resource Conservation (RC) zoning, which her property is zoned, has changed since it was created in 1992. The original regulations assured that the use of land within and adjacent to RC-zoned property was not to interfere with the production of food and agricultural products. Ms. Larson-Kinzer pointed out, however, that adjacent property development and neglect of the adjacent greenbelt has negatively affected her farm resulting in such low production that she doubts she'll be able to open her U-pick farm this year. She stated that those who are upset about the demise of the farm would be surprised to learn of the some of the allowed uses in the RC zone such as recycling centers and veterinary clinics with kennels.

MOVED BY LAW, SECONDED BY CORMAN, COUNCIL ALLOW THE SPEAKER ADDITIONAL TIME. CARRIED.

Ms. Larson-Kinzer stated that farms do not survive in densely populated areas due to factors such as high taxes and environmental issues. Stressing that things change, she noted that the Growth Management Act and the Comprehensive Plan now exist. Ms. Larson-Kinzer expressed sadness about her dying farm, as she has farmed her property for 22 years. In conclusion, she indicated that she purchased five rural acres elsewhere and wants to move on.

Citizen Comment: Johnson - I-405 Noise, Construction of Sound Barrier

Arland "Buzz" Johnson, 334 Wells Ave. S., #306, Renton, 98055, stated that he lives at Spencer Court Apartments, which is located below (to the west of) I-405. He noted the need for construction of a sound wall, spanning from the apartment building to the Highlands-area bridge, to block traffic noise when I-405 is widened. Mr. Johnson indicated that he has also expressed his traffic noise concerns to state and federal officials.

CONSENT AGENDA

Items on the consent agenda are adopted by one motion which follows the listing.

Council Meeting Minutes of 6/5/2006

Approval of Council meeting minutes of 6/5/2006. Council concur.

Appointment: Airport Advisory Committee

Mayor Keolker appointed the following individuals to the Airport Advisory Committee to fill vacant three-year terms: South Renton neighborhood alternate representative Robert Bonner, 91 Williams Ave. S., Renton, 98055 (term to expire 5/7/2008); and Airport Leaseholders primary representative Michael O'Leary, 22823 NE 54th St., Redmond, 98053 (term to expire 5/7/2007). Refer to Community Services Committee.

CAG: 06-090, Liberty Park Community Building Roof Replacement, Mike's Roofing

City Clerk reported bid opening on 6/2/2006 for CAG-06-090, Liberty Park Community Building Roof Replacement; two bids; engineer's estimate \$50,000; and submitted staff recommendation to award the contract to the low bidder, Mike's Roofing, Inc., in the amount of \$47,980.80. Council concur.

CAG: 06-025, Airport Security Gate Replacement, CA Carey Corporation, FAA Grant	City Clerk reported bid opening on 4/11/2006 for CAG-06-025, Airport Airside/Landside Separation Improvement Project Phase 2 (Security Gate Replacement); one bid; engineer's estimate \$186,195.92; and submitted staff recommendation to award the contract to bidder, C.A. Carey Corporation, in the amount of \$478,186.88. Approval was also sought to accept a Federal Aviation Administration grant in the amount of \$150,000 for this project. Refer to <u>Transportation (Aviation) Committee</u> .
Appeal: Rainier Mixed Use South Parking Lot, JDA Group, V-05-133 & SA-04-093	City Clerk reported appeal of Hearing Examiner's decision on the Rainier Mixed Use South Parking Lot project; appeal filed by Baylis Architects, 10801 Main St., Bellevue, 98004, representing JDA Group, LLC, accompanied by required fee. Refer to <u>Planning and Development Committee</u> .
CAG: 06-068, South Lake WA Roadway Improvements	City Clerk reported bid opening to occur 6/12/2006 for CAG-06-068, South Lake Washington Roadway Improvements. Refer to <u>Committee of the Whole</u> .
Community Services: Henry Moses Aquatic Center, 1% for Art Project	Community Services Department recommended approval of the following: an etched stainless steel mural as a 1% for Art project at Henry Moses Aquatic Center, the use of \$10,887 in Fund 125 reserves for the project, the total project budget of \$23,261.08, and a contract with Doug Kyes in the amount of \$1,500 for final design drawings and installation supervision. Refer to <u>Community Services Committee</u> .
Development Services: Baxter Meadows II, ROW Dedication, NE 18th Circle, SHP-05-075	Development Services Division recommended acceptance of a deed of dedication for additional right-of-way at NE 18th Circle to fulfill a requirement of the Baxter Meadows II Short Plat. Council concur.
Finance: Public Safety Technology Infrastructure Interlocal Agreement	Finance and Information Services Department recommended approval of an interlocal agreement with Valley cities for a technology grant to enable the cities to work together on public safety needs utilizing fiber and wireless media for communications. Council concur. (See page 202 for resolution.)
Fire: Chief Appointment (David Daniels), Hire at Step E	Human Resources and Risk Management Department recommended confirmation of the appointment of David Daniels as the new Fire Chief at pay grade m49, Step E, effective 7/7/2006. Council concur.
Human Resources: 2006 Group Health Cooperative Medical Coverage Contracts	Human Resources and Risk Management Department recommended approval of the 2006 Group Health Cooperative medical coverage agreements for LEOFF I Employees, LEOFF I Retirees, and all other active employees. Refer to <u>Finance Committee</u> .
Transportation: Airport Maintenance Dredging & Shoreline Mitigation, Parametrix	Transportation Systems Division recommended approval of a contract with Parametrix, Inc. in the amount of \$139,500 for the Airport Maintenance Dredging and Shoreline Mitigation Project Phase 1. Refer to <u>Transportation (Aviation) Committee</u> .
Transportation: Lake WA Trail South Lake Connector, WSDOT Grant	Transportation Systems Division recommended approval of an agreement with Washington State Department of Transportation for a \$500,000 grant for the Lake Washington Trail South Lake Connector Project. Refer to <u>Community Services Committee</u> .
Utility: Springbrook Creek Wetland & Habitat Mitigation Bank Instrument, WSDOT	Utility Systems Division recommended approval of the Springbrook Creek Wetland and Habitat Mitigation Bank Instrument with Washington State Department of Transportation in the estimated amount of \$450,000 over the initial ten years after construction. Refer to <u>Utilities Committee</u> .

Added Item 6.o.

Transportation: Transportation Engineering Supervisor Hire at Step D

Transportation Systems Division recommended approval to hire Bob Hanson as Transportation Engineering Supervisor at Step D of pay grade m33, effective 7/1/2006. Council concur.

MOVED BY CORMAN, SECONDED BY NELSON, COUNCIL APPROVE THE CONSENT AGENDA AS AMENDED TO INCLUDE ITEM 6.o. CARRIED.

CORRESPONDENCE

Citizen Comment: Buck - The Landing Project, Expenditure of Public Funds

Correspondence was read from Peter L. Buck, Buck & Gordon LLP, 2025 1st Ave., Suite 500, Seattle, 98121, expressing concerns regarding the City's investment of public funds in infrastructure for The Landing project without adequate analysis.

Added

Citizen Comment: Reiter - Benson Hill Communities Progress Group

Correspondence was read from Tom Reiter, Chair of Benson Hill Communities Progress Group (BHCPG), 18001 113th Ave. SE, Renton, 98055, stating that (BHCPG) is a citizens group representing the area to the south and southeast of Renton. Pointing out that the group is investigating the possibility of annexing to the City of Renton, he reported that (BHCPG) has established the name Benson Hill Communities to identify the subject area.

UNFINISHED BUSINESS**Finance Committee**

Finance: Vouchers

Finance Committee Chair Persson presented a report recommending approval of Claim Vouchers 248964 - 249440 and one wire transfer totaling \$4,331,456.82; and approval of Payroll Vouchers 63575 - 63773, one wire transfer, and 627 direct deposits totaling \$2,014,368.20. MOVED BY PERSSON, SECONDED BY LAW, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Human Resources:
Reclassification of Positions

Finance Committee Chair Persson presented a report recommending concurrence in the staff recommendation to approve the reclassification of positions and pay ranges that do not require additional 2006 Budget appropriation as follows:

Payroll Technician (new title Payroll Analyst, move to a11 after incumbent retires), grade n10 to n11, \$2,364 budget change 2005 through 2006;

Accountant (eliminate position, create another Payroll Analyst position), grade a18 to a11, no budget change;

Grant Accountant .5 FTE (eliminate and create another Finance Analyst III position), grade a13 to n16, \$4,422 budget change 2005 through 2006;

Finance Analyst Supervisor (two incumbents), grade m25 to m26, \$5,853 budget change 2005 through 2006;

Librarian* (new position Assistant Library Director), grade a22 to m27, \$15,444 budget change 2005 through 2006;

Pavement Management Technician, grade a17 to a23, \$8,856 budget change 2005 through 2006;

Fleet Management Technician, grade a09 to a11, \$4,704 budget change 2005 through 2006;

Purchasing Assistant, grade a07 to a08, \$2,340 budget change 2005 through 2006;

Construction Inspector (new position Construction Inspector II), grade a14 to a21, \$10,992 budget change 2005 through 2006;

Assistant Fire Marshal, grade m23 to m24, \$3,360 budget change 2005 through 2006;

Fire Inspector III (three incumbents), grade a20 to a21, \$9,216 budget change 2005 through 2006;

Fire Plans Examiner/Fire Inspector III, grade a20 to a23, \$9,372 budget change 2005 through 2006;

Hazardous Materials Specialist, grade a20 to a21, no budget change;

Fire Inspector II, grade a18 to a19, \$2,940 budget change 2005 through 2006;

Fire Plans Examiner/Fire Inspector II, grade a18 to a19, no budget change;

Fire Inspector I, grade a16 to a17, no budget change;

Fire Plans Examiner/Fire Inspector I, grade a16 to a17, no budget change;

Database Systems Technician, grade a07 to a07, see (*).

The above changes are effective 1/1/2005. These reclassifications do not require additional budget appropriations.

Code Compliance Inspector (two incumbents), grade a18 to a19, \$3,270 budget change 2005 through 2006.

The above change is effective 7/1/2005. This reclassification does not require additional budget appropriations.

Lead Utility Pump Station Mechanic (new position), grade a18, no budget change;

Principal Planner (new title Long Range Planning Manager), grade m32 to m33, \$2,112 budget change through 2006;

Principal Planner (new title Current Planning Manager), grade m32 to m33, \$2,112 budget change through 2006;

Senior Planner (EDNSP and P/B/PW, three incumbents), grade a23 to a24, \$5,112 budget change through 2006;

Associate Planner (EDNSP and P/B/PW, three incumbents), grade a19 to a20, \$10,760 budget change through 2006;

Assistant Planner (EDNSP and P/B/PW), grade a15 to a16, no budget change;

Neighborhood Coordinator (new title Neighborhood Program Coordinator), grade a12 to a25, \$6,708 budget change through 2006;

Economic Specialist, grade a16 to a20, \$2,856 budget change through 2006;

Sr. Economic Specialist (new position, add series to City Policy 320-01), grade a24, no budget change;

Planning Technician II, grade a13 to a15, \$2,664 budget change through 2006;

Development Services Representative* (new title Energy Plans Reviewer/Permit Representative), grade a18 to a19, \$1,488 budget change through 2006;

Office Assistant II (new position Planning Technician I), grade a03 to a09, \$2,028 budget change through 2006;

Fire Inspector III (new position Lead Fire Inspector), grade a21 to a24, \$4,896 budget change through 2006;

Assistant Fire Marshal, grade m24 to m26, \$3,408 budget change through 2006;

Secretary I (new position Secretary II), grade n05 to n07, \$2,160 budget change through 2006;

Lead Office Assistant, grade a08 to a08, see (*);

Grounds Equipment Mechanic, a11 to a13, \$2,532 budget change through 2006.

The above changes are effective 1/1/2006. These reclassifications do not require additional budget appropriations.

*A 5 percent premium will be paid for software application support responsibilities when assigned. Total cost projected for the compensation is \$22,276 effective 1/1/2005. This premium will be provided certain employees assigned software application support responsibilities in addition to their regular position responsibilities following approval by the Finance, Information Services, and Human Resources Administration.

MOVED BY PERSSON, SECONDED BY LAW, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Lease: Engenio Information Technologies, 200 Mill Bldg (3rd Floor), LAG-00-002

Finance Committee Chair Persson presented a report recommending concurrence in the staff recommendation to approve an amendment to the lease with Engenio Information Technologies, Inc. for the third floor of the 200 Mill Building, to extend the lease for an additional year. The Committee further recommended that the Mayor and City Clerk be authorized to sign the lease amendment. MOVED BY PERSSON, SECONDED BY LAW, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

EDNSP: Annexation Community Outreach, PRR Contract, Budget Amend

Finance Committee Chair Persson presented a report recommending concurrence in the staff recommendation to allocate \$70,000 of year-end fund balance for the purpose of public information and community outreach efforts related to annexation and incorporation. The Committee also recommended approval of a contract with PRR, Inc. in the amount of \$60,087 to conduct that work.

The Committee further recommended that the ordinance authorizing the budget amendment for the \$70,000 year-end fund balance be presented for first reading, and that the Mayor and City Clerk be authorized to sign the contract. MOVED BY PERSSON, SECONDED BY LAW, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Planning & Development Committee

EDNSP: Multi-Family Housing Property Tax Exemption, Chateau de Ville

Planning and Development Committee Chair Briere presented a report recommending concurrence with the staff recommendation to approve a multi-family housing property tax exemption agreement that addresses the terms and conditions for a partial property tax exemption upon completion of the Chateau de Ville project in the downtown designated residential targeted area. The Committee further recommended that the Mayor and City Clerk be authorized to sign the agreement in substantially the same form. MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

RESOLUTIONS AND ORDINANCES

Resolution #3817

Finance: Public Safety Technology Infrastructure Interlocal Agreement

The following resolution was presented for reading and adoption:

A resolution was read authorizing the Mayor and City Clerk to enter into an interlocal agreement among the cities of Algona, Auburn, Fife, Kent, Pacific, Puyallup, Renton, Sumner, and Tukwila, for cooperation in acceptance and use of a Department of Justice Cops More grant. MOVED BY LAW, SECONDED BY BRIERE, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

The following ordinance was presented for first reading and referred to the Council meeting of 6/19/2006 for second and final reading:

Utility: Billing Adjustments
for Water Leaks

An ordinance was read adding Sections 5-11-4 through 5-11-8 to Chapter 11, Utility Tax, of Title V (Finance and Business Regulations) of City Code to establish a utility tax relief program. **MOVED BY CLAWSON, SECONDED BY BRIERE, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 6/19/2006. CARRIED.**

Ordinance #5211

Budget: 2006, Appropriating
Funds for New Programs &
Projects

An ordinance was read appropriating the new programs and projects in the total amount of \$4,881,755 to meet the need of new circumstances and opportunities in the 2006 fiscal year. **MOVED BY LAW, SECONDED BY PERSSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.**

NEW BUSINESS

AJLS: City Hall Tour, Renton
Park Elementary 3rd Graders

Council President Corman reported that he helped host the recent Renton Park Elementary School 3rd grader tour of City Hall. Mr. Corman noted that a portion of the students visited the Council Chambers and held a mock Council meeting at which he presided.

Council: Policies Review

MOVED BY PERSSON, SECONDED BY CORMAN, COUNCIL REFER THE REVIEW OF ALL COUNCIL POLICIES TO COMMITTEE OF THE WHOLE. CARRIED.

AUDIENCE COMMENT

Citizen Comment: Petersen -
Highlands Area
Redevelopment

Inez Petersen, PO Box 1295, Renton, 98057, displayed photographs of houses in the Highlands area that showed improvements being made including painting, roof moss removal, and planter box installation. She reported that residents are interested in improving the appearance of their homes and that progress is being made. She also reported that there is a feeling of camaraderie and neighbors are helping each other. Ms. Petersen expressed her hope that Council will not approve a declaration of blight for the area.

ADJOURNMENT

MOVED BY PERSSON, SECONDED BY NELSON, COUNCIL ADJOURN. CARRIED. Time: 8:08 p.m.

Bonnie I. Walton, CMC, City Clerk

Recorder: Michele Neumann
June 12, 2006